

## **\$1,075,000 - 1830 Bowman Point(e), Edmonton**

MLS® #E4456380

**\$1,075,000**

4 Bedroom, 3.50 Bathroom, 2,957 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Original owner Ace Lange built home with 4530 sqft of living space, ideally positioned on a quiet cul-de-sac backing Blackmud Creek Ravine. A covered porch introduces timeless elegance throughout. The main floor showcases a formal dining room, great room with gas fireplace framed by a wall of windows, a chef's kitchen with walk-through pantry, bright nook and access to the enclosed sunroom. Mid-level, a theatre/bonus room with fireplace overlooks the gorgeous yard, while just above the basement, a spacious office or potential bedroom with large window adds versatility. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite, double-sided fireplace, walk-in closet, and private deck, with two additional large bedrooms joined by a 5-pc Jack & Jill bath. The finished basement features in-floor heating, wet bar, open recreation space, 4th bedroom and generous storage. A heated triple garage and premier pie-shaped ravine lot complete this exceptional home of sophistication, privacy and quality.

Built in 2006

### **Essential Information**

MLS® # E4456380

Price \$1,075,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,957                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1830 Bowman Point(e) |
| Area        | Edmonton             |
| Subdivision | Blackmud Creek       |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 1P7              |

### Amenities

|                |                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Deck, Detectors Smoke, Fire Pit, Front Porch, No Smoking Home, Sunroom, Vinyl Windows, Wet Bar, See Remarks |
| Parking Spaces | 6                                                                                                                                 |
| Parking        | Heated, Triple Garage Attached                                                                                                    |
| Is Waterfront  | Yes                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                    |
| Fireplaces        | Double Sided, Mantel                                                                                                                                                                                                                                                   |
| Stories           | 4                                                                                                                                                                                                                                                                      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 55             |

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Listing information last updated on September 17th, 2025 at 11:02pm MDT